

**The Villas at Northville Hills Condominium Association
Board of Directors Meeting Minutes
March 2, 2010**

Board Attendees: Terri Klimek, Todd Ewers, Chuck Lund, Nancy Chu-Meyers, Linda Zaddach
Additional Attendees: Marge Aramian, Paul Aramian, Kerry Deacon, Kevin Kidd, Joe Kramer, Glenn Legacki, Barb Mansfield, Stew Mansfield, John Miller, Mary Miller, John Moore, Joyce Peralta, James Reinke, Jamie Spriet, Hugh Thomas

The meeting at the Clubhouse was called to order at approximately 6:30 p.m. by Mr. Lund.

Approval of Minutes:

Mr. Lund asked for a motion to approve the minutes of the February 2, 2010 Board Meeting. Ms. Chu-Meyers made a motion to approve the minutes. Mr. Lund seconded the motion. The minutes of the February 2, 2010 Board Meeting were unanimously approved.

Mr. Lund reviewed the proposed Annual Meeting Agenda for March 9, 2010. A discussion took place and it was agreed that the candidates running for office would allowed to make their presentation after the opening remarks. It was also agreed that election results should be added to the agenda after the election.

Mr. Lund reviewed the results of the Spring 2010 Co-Owner Satisfaction Survey.

Significant Findings:

- The Spring 2010 Co-Owner Survey generated an excellent response rate of 34%. There were approximately 55 respondents.
- Approval ratings for all facets of Board activities exceeded 80%
- Co-owner respondents noted performance improvement in all service areas
- The majority of Co-owners rejected restoring premium cable channels to the Clubhouse. 60% (32 Co-owners) rejected. 32% (17 Co-owners) supported. 8% (4 Co-owners) did not answer the question.

The survey also indicated the following:

- The Board gets high marks for setting priorities and financial stewardship, but Co-owners want the Board to listen more and see even more progress on initiatives.
- The Landscape and Grounds gets an 87% approval rating from Co-owners; however, Co-owners would like to see more attention given to trees and entrance gardens.
- Over 50% of Co-owners noted improvement in Architecture and Building Maintenance performance, but noted a few concerns with lighting program and security.
- Co-owners acknowledged improvement in rules administration; however, some expressed concern regarding the need for more consistent enforcement and flexibility.

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-The Culture and Communication approval rating exceeded 90% with Co-owners noting substantial improvement in all performance facets (newsletter, website, mailings and social events).

Financial Update

Ms. Chu-Meyers updated the Board on the current financials. Of particular note is the amount of delinquencies which have gone from \$15,000 in February, 2009 to \$6,000, presently.

Committee Reports

Rules Committee

The Variance Request submitted by Robinson (44902 BCS) to use a charcoal smoker grill in his driveway was discussed. After significant discussion, Ms. Zaddach made a motion to approve the variance request with condition that the size and 12 hour maximum usage be part of the variance approval. Mr. Lund seconded the motion. Further discussion then took place regarding the number of times per year the smoker could be used and the need to have specific safety features be listed with the variance. It was agreed that variance request would be tabled until these features could be gathered.

An email complaint regarding parking issues and items stored on the front porch 48182 BC was reviewed. Mr. Lund moved that no violation would be sent; however, correspondence would be sent the Co-owner with regard to the Rules. This was seconded by Ms. Chu-Meyers and unanimously approved by the Board.

Landscape and Grounds

Mr. Legacki updated the Board on the process used to gather landscaper proposals, the interview process and the final selection of the landscapers.

Architecture and Maintenance

Mr. Deacon updated the Board the various items being handled. Of particular note was the installation of Private Community (No Trespassing, No Soliciting), Caution Children at Play signs, and the posting of 25MPH speed limit signs at the Sheldon and 5 Mile entrances.

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Culture and Communication

Ms. Aramian reminded Co-owners to attend the upcoming Candidate Meet and Greet on Saturday, March 6, 2010.

Co-Owner Questions and Comments

Mr. Miller commented to the Board that the computer at the Northville Township Hall would be available for use at the Annual Meeting; however, he suggested that we test it prior to the meeting.

Mr. Reinke pointed out that Weber grills are not allowed per the Association's By-laws.

Ms. Aramian indicated that Jehovah Witness solicitors came to her door recently. Mr. Lund indicated that with the posting of the Private Community signs she could report them to the Northville Police.

Mr. Thomas questioned if we were approving the landscape contracts. Mr. Lund indicated that the Board would review the final recommendations from the Landscape and Grounds Committee and make the appropriate approvals. Mr. Thomas also asked if references for landscapers had been checked. He was informed that they had been checked. Mr. Thomas suggested that the Association Attorney be contacted for legal advice before the variance request for the smoker was approved.

Ms. Miller thanked the Board for all of their work throughout the year.

Mr. Aramian wanted to see a Statute of Limitations extension letter that was received from Toll. He was told it would be posted on the Villas website. He also expressed concerns about the condition of the roads in the community, and the lack of top soil put under the sod on 22 units.

Ms. Mansfield commented that there were too many signs in the community.

Mr. Bloom wanted to know if the new tree and shrub maintenance contract would cover the spraying of the Austrian pines behind his building. He indicated that previous Board agreed to cover a portion of the cost to pay for the spraying of these pines and he and his neighbors were paying the remaining cost. Mr. Thomas commented that he was informed by one of the landscapers that it was waste of money to spray these pines, as they would die soon. Ms.

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Peralta commented that all Austrian pines should be treated. Mr. Kramer indicated that there should be a feeding/care program in place for all the trees.

Ms. Klimek announced that due to her personal and professional obligations she had decided not to run for re-election at the upcoming Annual Meeting.

The meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,

Linda S. Zaddach
Board Secretary